

080.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

605,700 / 605,700

USE VALUE:

605,700 / 605,700

ASSESSED:

605,700 / 605,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
5		KING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FISHER RUSSELL J &	
Owner 2: FISHER BARBARA A	
Owner 3:	

Street 1: 5 KING STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: 5 KING STREET LLC -
Owner 2: -
Street 1: 20 WILLIAM STREET STE G5
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,262 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1042 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101 One Family 5262 Sq. Ft. Site 0 70. 1.10 5
404,504 404,500

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					49511	
101	5262.000	201,200		404,500	605,700					GIS Ref	
										GIS Ref	
										Insp Date	
										05/19/16	

PREVIOUS ASSESSMENT								Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	201,300	0	5,262.	404,500	605,800	605,800	Year End Roll	12/18/2019	Prior Id # 1: 49511
2019	101	FV	174,000	0	5,262.	410,300	584,300	584,300	Year End Roll	1/3/2019	Prior Id # 2:
2018	101	FV	174,000	0	5,262.	306,300	480,300	480,300	Year End Roll	12/20/2017	Prior Id # 3:
2017	101	FV	174,000	0	5,262.	277,400	451,400	451,400	Year End Roll	1/3/2017	Prior Id # 1:
2016	101	FV	144,600	0	5,262.	265,800	410,400	410,400	Year End	1/4/2016	Prior Id # 2:
2015	101	FV	121,700	0	5,262.	225,400	347,100	347,100	Year End Roll	12/11/2014	Prior Id # 3:
2014	101	FV	121,700	0	5,262.	213,800	335,500	335,500	Year End Roll	12/16/2013	ekelly
2013	101	FV	121,700	0	5,262.	203,400	325,100	325,100		6487!	6487

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch	1	Rating: Very Good		Full Bath: 1	A Bath:	Rating:		BMT 50% LEDGE.										
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 2 - Conc. Block				1/2 Bath:		Rating:												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 4 - Vinyl				OthrFix:		Rating:												
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: YELLOW																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH						
Grade: C - Average				Kits: 1		Rating: Very Good		1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1952	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1		Rating: Average		Other										
Jurisdict: G17		Fact: .		WSFlue:		Rating:		Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				RES REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	5	3	1						
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors:		%						Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext:																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100		% AC: 100																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 080.0-0001-0008.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	14X6	F	AV	1960		0.00	T	40	101						
More: N	Total Yard Items:					Total Special Features:								Total:				
																		